128.0	0003	0030.A	1 of 2	Apartment
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	2,473,500	/	3,609,900
USE VALUE:	2,473,500	/	3,609,900
ASSESSED:	2,473,500	/	3,609,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4	-8	MENOTOMY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SULLIVAN WILLIAM H TRS-ETAL
Owner 2:	M/T EMERALD ASSOCIATES
Owner 3:	
Street 1:	P.O. BOX 15
Street 2:	
Twn/City:	CARLISLE
St/Prov:	MA Cntry: Own Occ: N
Postal:	01741 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 19,361 Sq. Ft. of land mainly classified as Apts. 8 Plus with a Apt- Garden Building built about 1950, having primarily Stucco Exterior and 7849 Square Feet, with 11 Units, 11 Baths, 0 3/4 Bath, 0 HalfBath, 44 Rooms, and 11 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
112	19361.000	1,136,300	6,200	1,331,000	2,473,500
Total Card	0.444	1,136,300	6,200	1,331,000	2,473,500
Total Parcel	0.444	2,272,700	6,200	1,331,000	3,609,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 315.14 | /Parcel: 229.9

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	83340
GIS Ref	
GIS Ref	
Insp Date	04/24/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 128.0-0003-0030.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	112	FV	2,171,900	6200	19,361.	1,210,000	3,388,100	3,388,100	Year End Roll	12/18/2019
2019	112	FV	1,793,900	6500	19,361.	1,210,000	3,010,400	3,010,400	Year End Roll	1/3/2019
2018	112	FV	1,793,900	6500	19,361.	1,210,000	3,010,400	3,010,400	Year End Roll	12/20/2017
2017	112	FV	1,541,900	6500	19,361.	990,000	2,538,400	2,538,400	Year End Roll	1/3/2017
2016	112	FV	1,541,900	6500	19,361.	990,000	2,538,400	2,538,400	Year End	1/4/2016
2015	112	FV	1,353,000	6800	19,361.	836,000	2,195,800	2,195,800	Year End Roll	12/11/2014
2014	112	FV	1,353,000	6800	19,361.	836,000	2,195,800	2,195,800	Year End Roll	12/16/2013
2013	112	FV	1,353,000	6800	19,361.	836,000	2,195,800	2,195,800		12/13/2012

!10054!

PRINT

Date	Time
12/11/20	00:24:51

LAST REV

Date	Time
04/30/18	14:27:19
ekelly	
10054	

USER DEFINED

Prior Id # 1:	83340
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	21078-242		4/1/1991		680,000	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/18/2016	166	Redo Kit	167,500		2/18/2016			Remodel kitchen an
10/21/1997	637	Manual	8,500					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
4/24/2018	MEAS&NOTICE	CC	Chris C
4/7/2009	Measured	197	PATRIOT
5/11/2000	Measured	197	PATRIOT
12/9/1999	Mailer Sent		
11/30/1999	Measured	243	PATRIOT
10/23/1998		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
112	Apts. 8 Plus		19361		Sq. Ft.	Site		0	0.	0.00	AA			Med. Tr	-10											1,331,000	
112	Apts. 8 Plus		22		No. of Un	Site		0	60,500.	1.00	AA									1,331,000							

Total AC/HA: 0.44447 | Total SF/SM: 19361 | Parcel LUC: 112 | Apts. 8 Plus | Prime NB Desc: APT AVG | Total: 1,331,000 | Spl Credit | Total: 1,331,000

Sample output to test PDF Combine only

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	83 - Apt- Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	11	Total:	22
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	10		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	3 - Hardwood		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath	11	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	11	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	30.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	30	%

CALC SUMMARY

Basic $ / SQ:	168.00
Size Adj.:	1.14499485
Const Adj.:	0.98908889
Adj $ / SQ:	190.260
Other Features:	110000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1623255
Depreciation:	486976
Depreciated Total:	1136278

COMMENTS

#4.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	44	BRs:	11	Baths:	11	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
11	4	1	M
Totals			
11	44	11	

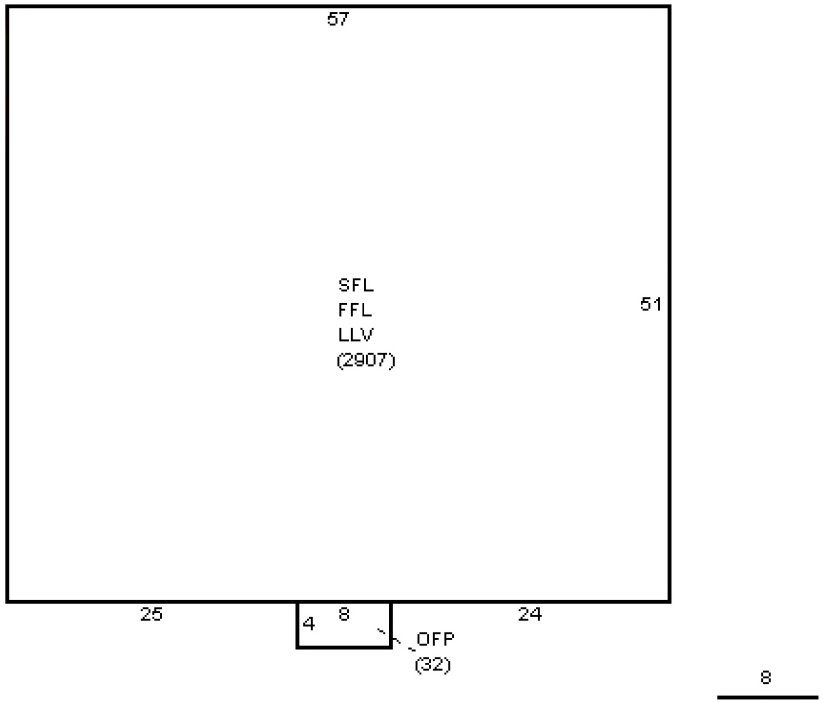
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	190.26
Special Features:	0	Val/Su Net:	129.82
Final Total:	1136300	Val/Su SzAd	195.44

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	2,907	190.260	553,087
LLV	Lower Level	2,907	139.560	405,689
SFL	Second Floor	2,907	190.260	553,087
OFP	Open Porch	32	43.520	1,393

Net Sketched Area:	8,753			Total:	1,513,256
Size Ad	5814	Gross Are	8753	FinArea	7849

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	70	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 128.0-0003-0030.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
85	Paving	D	Y	1	2000	A	AV	1980	4.00	T	31.2	112			5,500			5,500
87	Fence-4	D	Y	1	180	A	AV	1975	6.00	T	35.2	112			700			700

Sample output to test PDF Combine only

More:	N	Total Yard Items:	6,200	Total Special Featues:		Total:	6,200

128.0	0003	0030.A	2 of 2	Apartment
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	1,136,400 /	3,609,900
USE VALUE:	1,136,400 /	3,609,900
ASSESSED:	1,136,400 /	3,609,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4	-8	MENOTOMY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SULLIVAN WILLIAM H TRS-ETAL
Owner 2:	M/T EMERALD ASSOCIATES
Owner 3:	
Street 1:	P.O. BOX 15
Street 2:	
Twn/City:	CARLISLE
St/Prov:	MA Cntry: Own Occ: N
Postal:	01741 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 19,361 Sq. Ft. of land mainly classified as Apts. 8 Plus with a Apt- Garden Building built about 1950, having primarily Stucco Exterior and 7849 Square Feet, with 11 Units, 11 Baths, 0 3/4 Bath, 0 HalfBath, 44 Rooms, and 11 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
112	0.000	1,136,400			1,136,400
Total Card	0.000	1,136,400			1,136,400
Total Parcel	0.444	2,272,700	6,200	1,331,000	3,609,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 144.78 | /Parcel: 229.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 83340
GIS Ref:
GIS Ref:
Insp Date: 04/07/09

PREVIOUS ASSESSMENT

Parcel ID: 128.0-0003-0030.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

!10054!

PRINT

Date	Time
12/11/20	00:24:54

LAST REV

Date	Time
02/15/18	18:22:23

apro

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 10054

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes

USER DEFINED

Prior Id # 1:	83340
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/7/2009	Measured	197	PATRIOT
5/11/2000	Measured	197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
112	Apts. 8 Plus		0		Sq. Ft.	Site		0	0.	0.00	AA			Med. Tr	-10												

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 112 | Apts. 8 Plus | Prime NB Desc: APT AVG | Total: | Spl Credit | Total:

Sample output to test PDF Combine only

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	83 - Apt- Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	11	Total:	22
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	10		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	3 - Hardwood		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	11	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	11	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	30.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	30	%

CALC SUMMARY

Basic $ / SQ:	168.00
Size Adj.:	1.14499485
Const Adj.:	0.98908889
Adj $ / SQ:	190.260
Other Features:	110000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1623429
Depreciation:	487029
Depreciated Total:	1136400

COMMENTS

#4.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	44	BRs:	11	Baths:	11	HB	

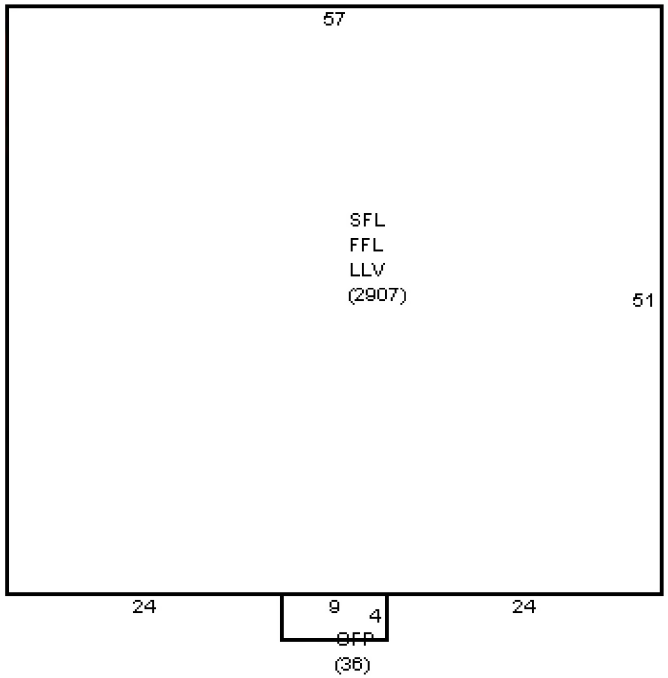
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
11	4	1	M
Totals			
11	44	11	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	190.26
Special Features:	0	Val/Su Net:	129.77
Final Total:	1136400	Val/Su SzAd	195.46

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	2,907	190.260	553,087
LLV	Lower Level	2,907	139.560	405,689
SFL	Second Floor	2,907	190.260	553,087
OFP	Open Porch	36	43.520	1,567

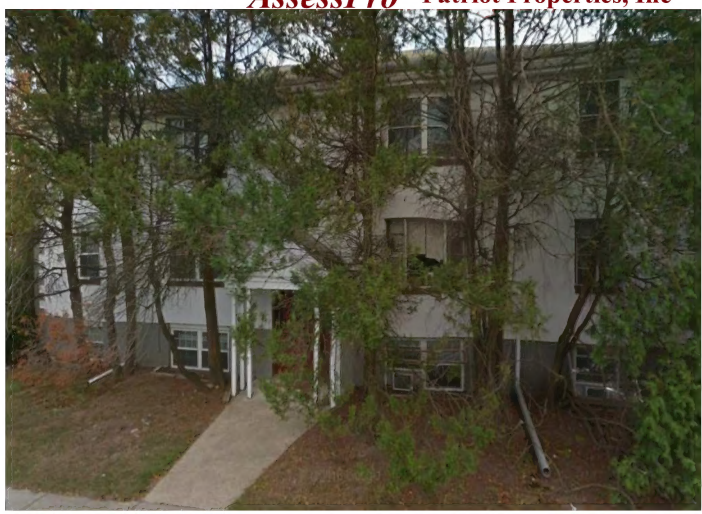
Net Sketched Area:	8,757			Total:	1,513,430
Size Ad	5814	Gross Are	8757	FinArea	7849

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	70	A	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

128.0-0003-0030.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

Sample output to test PDF Combine only

More:	N	Total Yard Items:		Total Special Featues:		Total:	